

**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

400 Lacy Lane
Las Vegas, Nevada 89107
16 April, 2007

Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

Dear Sir:

I received a letter from Mr. Andrew P. Reed of your office stating that the Las Vegas Valley Water District has requested a special use permit with a wavier allowing them to sell liquor on their property development at 317 South Valley View Boulevard.

I reside at 400 Lacy Lane and my backyard faces the water company property. I find no reason for them to be given a liquor license. The park they are creating, according to them, is to be an attraction that will attract large numbers of school children on field trips, as well as families, and the general public. They plan to have one building that will be available for schools to hold their annual proms and other student festivities. Therefore, I can see no reason, or need, for alcohol to be sold on this property.

Thank you for advising me of the Water District's plans.

Sincerely,



Marjorie Teas Snow

SUP-20147

**William and Carol Stoddard
404 Lacy Lane
Las Vegas, Nevada 89107**

Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

Re: Objection to Application for Special Use Permit (SUP-20477)

Ladies and Gentlemen:

We have recently received the "Notice of Public Hearing" with respect to the aforementioned Application for a Special Use Permit, whereby the Applicant, the Las Vegas Valley Water District, seeks a "special use permit for a liquor establishment (tavern), with a waiver to allow a liquor establishment . . . [within specified distances of a child care center, public school and city park]". This letter is intended as an objection to this application, including both the special use permit and waiver requests.

It should first be noted that our home, where myself and my wife have resided for the past 15 years is directly adjacent to the Subject Property (the Las Vegas Valley Water District property (hereinafter the "Water District Property") currently being developed as the "Springs Preserve"). While we are currently serving as missionaries for the Church of Jesus Christ of Latter-day Saints in the Chicago area, we continue to own our home in Las Vegas (where one of our sons currently resides with his family), and will return to that home to live indefinitely when we complete our service in the summer of 2009.

Our home shares a common boundary with the Water District Property, and, therefore, we have taken a special interest in the development of this property from its commencement. For example, I have served on a citizens advisory committee, which has been involved in this project for years, and I have attended numerous meetings on this matter, often being one of only a few citizens in attendance, because I have taken such a special interest in this matter.

Part of my objection to this special use permit stems from my understanding, which I believe is a common understanding of those neighbors that have followed this project, that the Springs Preserve was intended as a place where Las Vegas area residents could visit a public park and learn about the historical and archeological significance of the Springs Preserve area. It has also been presented to us as a place where individuals

and families, including small children, could participate in recreational and educational activities.

It is our further understanding that the subject application for a special use permit is being made by the Las Vegas Valley Water District with the intention of leasing a portion of the Water District Property to a restaurant proprietor, which would serve liquor in connection with its service of food and other beverages to park visitors. While we recognize that food service has long been a planned aspect of this project, it has been our understanding that a small snack shop would serve food for the convenience of park visitors, and solely as an ancillary purpose to park visits.

It now appears that the Springs Preserve project is being commercialized in a fashion where restaurant food service, including the service of alcoholic beverages, is becoming a primary attraction for park visitors, as opposed to the educational, recreational and historical purposes that have always been represented to us as being the primary purposes of this development.

Furthermore, as direct neighbors, we have very special cause for concern with respect to matters of park security, safety, and the orderly maintenance and administration of the park itself. The service of alcohol in the park, particularly where this liquor service is being made to park visitors who may visit the park primarily for the purpose of visiting the park restaurant and consuming liquor, gives us cause to be alarmed that the Springs Preserve will not develop into the type of quiet, family-oriented park that it has always been represented it would become. Our concerns about nuisances, such as noise, park curfew violations and crowds, not to mention matters of vandalism and more serious criminal activity are made all the more real by this application.

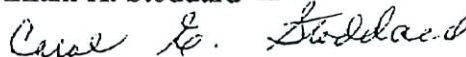
It may be argued by proponents of this application that individuals and families regularly visit restaurants and places throughout the city where liquor is served. This place, however, is different. This is a public park on land owned by the water district where different standards should apply. Neither a permit nor a waiver of development standards should be approved by this Board where that permit or waiver will detract from the primary purpose of this park, or which will cause a nuisance or risk to public safety of park residents or park neighbors.

With the foregoing concerns in mind, we hereby respectfully request that this application be denied.

Sincerely,



William H. Stoddard



Carol E. Stoddard

Telephone Protest/ Approval Log

Meeting Date: 4/26/07

Case Number: SUP20477

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: 4/22/07
Name: CARMA RICHENS
Address: 300 LACY LANE
L 89107
Phone: 878-3813
☒ PROTEST ☐ APPROVE

Date: _____
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